



**Agenda Item Number: 2006-4-6E**

## **BERNALILLO COUNTY**

# **BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** April 11, 2006

**Department:** Infrastructure Planning   **Staff Contact:** Tim West, Deputy County Manager or Public Works  
And Geo Resources   Steve Miller, Department Director  
Ray Orona, ROW Manager

**TITLE:**                      The Sale of Parcels E-12 of North Albuquerque Acres

**ACTION:**                      Motion to:

1. Approve the sale of Parcel E-12 of North Albuquerque Acres by Quitclaim Deed to Esmail Haidari, Pursuant to State Statutes 13-6-2 and 13-6-2.1.
2. Approve Administrative Resolution **AR** -**2006** supporting approval of the Sale.
3. Approve Financial Resolution **FR** - **2006** increasing the budget and accepting \$320,000 from the sale of Parcel E-12 of North Albuquerque Acres.

### **SUMMARY:**

Notification of RFB #0064-06-RS for the sale of Paseo del Norte Non Right-of-Way Properties Phase II, published in the Albuquerque Journal on February 27, 2006, included the sale of seven unimproved parcels. Three bids were received on March 17, 2006 for Bid Lot #3 which represents Parcel E-12 only. Parcel E-12 is located at the southwest corner of Paseo del Norte and Eubank NE, North Albuquerque Acres. The highest responsive bid was in the amount of \$320,000 or \$5.73 per square foot. The market value appraisal by Charles Graham Appraisal & Consulting Services, dated May 18, 2005, estimated the value of this parcel to be \$279,500 or \$5.00 per square foot. The bid is awarded to Esmail Haidari as the highest, responsive bidder by meeting all terms and conditions of the sale. Upon Board approval, the County must submit a request to the State Board of Finance, including an Administrative Resolution authorizing the sale with a provision making the sale subject to approval by the State Board of Finance.

Parcel E-12 is comprised of portion of Lots 1, 2, 31 and 32, Block 2, Tract 3, Unit 2, NAA purchased from Geraldine Burke, Charles A. Romero and Josephine Hicks for the Paseo del Norte road construction. The Public Works Division has determined that this excess land is not required for any other public project; therefore, its sale to generate funding for other County/Federal projects is in the best public interest. This land will be returned to the private sector increasing the tax base and making funds available for other federally funded projects within the County.

**ATTACHMENTS:**

1. Quitclaim Deed and Legal Description
2. Copy of Current Appraisal and State Taxation & Revenue Review
3. Sale Justification and Recommendation/BC Public Works
4. RFB Summary
5. One (1) Original Real Estate Purchase Agreement
6. AR - 2006
7. FR - 2006
8. State Statute 13-6-2
9. State Statute 13-6-2.1

**FISCAL IMPACT**

Federal Projects Funds

BC12-566463-7999

\$320,000.00

**STAFF ANALYSIS SUMMARY****COUNTY MANAGER**

Staff recommends the sale of this excess property as being in the public's best interest. With Board approval, staff will present to the State Board of Finance for its approval. Sale of the property will provide additional funding for other federally funded projects. I recommend Board approval. TL 4/4/06

**DEPUTY COUNTY MANAGER FOR PUBLIC WORKS**

The excess right-of-way is surplus. Revenues generated from its public sale may be used for other Federally funded projects such as the anticipated reconstruction of Eubank Boulevard. I recommend approval. TW 3/27/06

**LEGAL**

The sale of these parcels is authorized by 13-6-2 and 13-6-2.1 NMSA. PFT 3/29/06

**FINANCE****Budget**

Approval will allow the sale of County Right of Way Property located on the southwest corner of Paseo del Norte and Eubank NE, North Albuquerque Acres to Esmail Haidari. If the Financial Resolution is approved, the funding will be available in Federal Projects Funds, BC12-566463-7999 for use in other federally funded projects within Bernalillo County. Amy Childers, Financial Services Administrator 3/27/06

**Purchasing**

Proper purchasing procedures were followed in the solicitation, evaluation, and award of RFB 0064-06-RS. R. Suazo, Purchasing Administrator 3/27/2006

**Contracts**

A Contract Control Number will be issued for the Real Estate Purchase Agreement between the County and Email Haidari for the sale of Parcel E-12 upon approval by Esmail Haidari and the Bernalillo County Commission. R. Suazo, Purchasing Administrator 3/27/2006

**Risk Management**

No comment required. David Baca, Risk Management 3/27/06